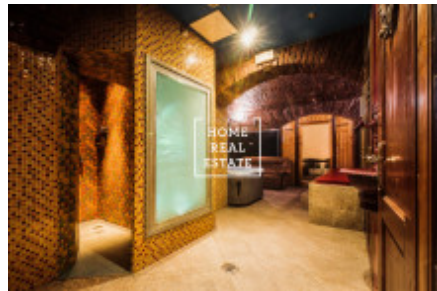


HOME
REAL
ESTATE

Sale commercial other, 198 m2 - Janovského, Praha 7



The company "Home Real Estate" in the exclusive representation of the owner offers for sale commercial premises with a total area of 198 m² in a beautiful location Holešovice. The premises consist of two parts. Ground floor layout: In the ground floor you have a separate entrance from the front of the house, separated from the common entrance. Next to the ground floor there is a cozy bar with a small (but well-equipped) kitchen, approved for fast food gastronomy and minute kitchen. Seating with a capacity of about 35-45 people. The bar is fully equipped with refrigeration equipment and everything needed for business in relaxation services. + There is a place for a DJ if you would like to have a private party with music. Chamber for various technical / cleaning items, 2XWC and two locker rooms with lockers, which also have 2X showers. Basement layout: The basement leads to a very nice wooden stairs with wrought iron railings, from where we get to the hallway where the paths lead to a relaxation room, relaxation room, sauna area and conference room with large table, TV and wired internet connection. There are 3 large rooms in the basement, which can be either left in their original condition, or remodeled and increase the number of services, such as a solarium or fitness machines, etc. Due to the fact that the sauna is approved as a recreation / relaxation center, there is a possibility to expand activities, which will certainly be very welcome to the inhabitants of this Prague district - Holešovice. Also in the basement: - beer bar (very popular service in Prague in terms of tourist interest), - medium-sized whirlpool (with several functions including backlight), - plenty of space for relaxation and private activities (relaxation rooms, apartment-style rooms) - sauna - 2X shower enclosures, 2X toilets, utility rooms. The interior of the sauna was designed by a design studio and was focused on the antique atmosphere associated with natural relaxation (you could say that the whole interior has a very positive effect on customers in terms of unusual design solutions for ceilings, walls and room legends). He has very positive feedback from students from university dormitories (which are about 500m from the sauna), regular customers (on recommendation) and people who would like to rent the whole sauna for a certain period of time (two, three hours / all day). At the same time, additional income comes from the bar, which can only work to satisfy the needs of sauna customers, as well as for customers who come from outside. Price: 10.000.000, - CZK + agency commission. Please fill in the form and our manager will send you a complete current offer of real estate with a detailed description and photos based on your criteria.

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|---------------|----------------------------|-------------|---|
| ID | 29563 | Offer | Sale |
| Group | Other | Location | Janovského 45, Praha 7-Holešovice, Česko |
| Ownership | Personal | Usable area | 198 m ² |
| City | Prague | District | Praha 7 |
| City district | Holešovice | Status | Realized |